App. F. IX-4

Previous References.
9TB·11-52-25, 26.

1955-57
(9TB.)

File No. 11-55-
Serial Nos. 026, 27

Later References.
LH 4 CTB 57

MYSORE GOVERNMENT SECRETARIAT

Serial Nos TW

P-25
(E)

Part B for May 1955.

SUBJECT

Proposals for reduction of rate in Jagamahal Extension

WD 06701—GPB—25,000—11-8-54

No,

The Chairman, C.D.T.B, Bangalore
Controller, S.A.D,
L. 1372-3 / Dated 4.5.55

Approved

Jr. Rowabeiraus
23/5/55.

M. G. S. APP. F. III—1]

MYSORE GOVERNMENT SECRETARIAT.

( )

NOTES.

(1)

File No.

FILE HEADING.

FROM. The Chairman, B.T.B.

No. A 3 P.R. 371/54-55 Dated 26-7-54 Received

Diary No.	Enclos.	Spare copies	Serial No.

BRIEF ABSTRACT OF LETTER

Proposals for reduction of rate in Jayamahal extension.

NOTES AND ORDERS.

1) submitted for perusal. the rates proposed & fixed now are noted below:—

	The previous rate proposed by the T.B	Present rate proposed now.
		Rs
1) Level site :—	Rs 12/- per sq.yd.	— 9-8-0 per sq.yd
2) NSR-level site :—	Rs 7/- do	— Rs 5 as Rs 2/-do
3) shop site	= Rs 15/- do	— Rs 12/- do
4) Land for public buildings	~~Rs 5/- do~~	— Rs 5/- do

2) According to the revised rates

NOTES—First Sheet

WD-03552—GPB—10,000—10-7-53

were proposed, the T.B. expects to get a profit of Rs 60,000 as against the sum of Rs 3,18,000 previously expected.

3) It is not known whether all the works have been executed, especially the water supply work. The question whether the Board gets any margin of profit or whether the scheme would be a self-supporting one, based on the rates now proposed, could be known only after all the works ~~have been~~ are executed to the completion.

4) Experience has shown that estimates of all most all the works ~~to~~ have been or are being revised by the T.B. on ~~some~~ ground or other. All estimates for water supply works have been revised without any exception. If approved, the chairman will be requested to furnish information on the following points in the first instance:—

1) whether all the works pertaining to the scheme have been executed to the completion, and if so, what the total cost of the scheme is;

2) or whether there is any likelihood of the cost of the underground

3150
rk.

Proposals for reduction of rates of sites in Vayamahal.

(3)

drainage work and the water supply work being revised and if so, what may be the cost of these two works as against the estimated cost of Rs 92,000 and Rs 1,40,000 respectively, as provided in the scheme sanctioned already.

3) Whether the scheme would be a self-supporting one at the rates now proposed, even if the cost of water supply and underground drainage works is revised. and if not, whether it is not desirable to fix up rates with reference to the actual cost involved to complete the scheme, so that it could be a self-supporting one;

4) What is the actual amount involved towards layout charges as against the provision of Rs 1,74,000 as per sanctioned scheme as per actual execution of works

5) submitted for orders

No 2/8 Sec 2/8

6) Draft a letter on the above lines

10/8

7) Draft letters put up

No 15/8 Sec 16/8 17/8

8) Issued 25/8

To, the Chairman, B.D.B. Rc 6211 & 27-8-34 calls for certain information

Sec H No

Proposal (4) for reduction of rate of sites in Tolyanahal Extn.

BISO/nc V 6571

9) Reminder is put up

10) Issued 8/11

RNOL 10000 / 13-11-54

Letter No A3. P.R. 619/54-55 & 8-12-54 from the chairman, B.T.B.

11) According to para 3 of the chairman's letter dt 26-7-54 (page 1) the margin of profit by giving effect to the reduced rates, was reported to be 12%. As per para 5 of this letter dt 8-12-54 (page 7), the Scheme, it is said, is worked out to yield about 90% return. The latter statement requires clarification, as otherwise the previous statement conflicts with the present one, if the yield of 90% is taken for profit. The chairman will be requested to clarify this. A draft letter is put up to get further information.

Mr 18/12 20/12 21/12

12) Issue 21/12

To

The Ch. B.T.B (By name)

L 12204 dt 30-12-54

Calls for certain particulars

Sri S A Rao

Reduction in rates of sites in Jaya mahal extension

6571

Mysore Government Secretariat

File No. 7625 of 195 (5)

[App. F. III 2

Serial No.

Letter No. A3 P.R. 922/52-55 & 13-1-55 from the Chairman, B.T.B. on the subject.

13) The letter & 13-1-55 (Page 12) of the Chairman is submitted for perusal. It is reported by him that the return is not 9% as previously reported by him but it is 9% only. This profit of 9% is calculated if the rates of sites in Jaya mahal are fixed as noted below vide chairman's letter & 26-7-54 (page 1)

A
- (a) Level sites — Rs 9-0-0 per sq yard
- (b) Non-level sites — Rs 5 and 2/- per sq yard
- (c) Shop sites = Rs 12/- per sq yard
- (d) Areas for public buildings — Rs 5/- do

14) Incidentally, there is no response for sites in the Jaya mahal extension, in view of the rates fixed in GO No. L 7809-11/J.T.B 11-52-26 & 22 & 53

Hence, the T.B. have decided to reduce the rate as noted at 'A' above for reasons stated by the Chairman in his letter & 26-7-54 (page 1). The scheme will result in a profit of 9% only according to the reduced rates now proposed, and the proposal may perhaps be sanctioned, as it goes a long way for early disposal of sites & realisation of money spent.

14) The rates suggested at A

NOTE. - Contn. shee

23/1

Reduction in rate of sites in Jayachamaraja Extension

(6)

File No. 7625/54 of 195 .

Mysore Government Secretariat

Serial No.

may be applied

Secy Edn and Dev

13/2

15) D
26/2/55

(Minister Edn)

16) JL
8/3/55

D.
9.

Draft is submitted. In this letter dt 6-7-54 (page 1), the chairman says that the rate fixed by the Board for level sites is Rs 9-8-0 per sq yard and in the statement (page 3) enclosed with this letter, the rate proposed is Rs 9/- for the level sites. It is perhaps necessary to get this point clarified before the orders are issued. A draft letter is submitted for consideration.

18/3

18) Orders issued in file

5-10-54

7625/513 Re :- Reduction (1) in rates of sites — Jayamahal.

To,
The Chairman, B.T.B.
L 15226 dt 19-3-55
calls for certain informations

19) Draft DO reminder upon the
23/3 C.O. 20) Done
24/3
L 15623 dt 31-3-55

Letter No. D.966 /15/16 4-55 from the Chairman, B.T.B. on the subject.

21) The rate fixed for level sites is reported to be Rs 9-8-0 per sq yd (Vide his letter dt 16-4-55 (Page 16). This is incorporated in the draft go for kind approval.
23/4 C.O. 25/4
Secy (Landed)

15.26
27 APR

25.4.55

The draft go is approved. This will issue now.
28/4 C.O. 30/4

Issue
30/4

To,
The Chairman, C.D.T.B, Bangalore
Controller, S.A.D,
L. 1372-3/ Dated 4.5.55.
Approves

B M

(1)

C. F. No. 63]

GOVERNMENT OF MYSORE

Telegram
phone

OFFICE OF

The Chairman, City Improvement Trust Board, Bangalore.

No. A2.P.R.371/54-55
Encls. 6 nil

Date 22nd July 1954.

2615

To

The Secretary to Government,
Local Self Government and Planning Departments,
Bangalore.

Sir,

Subject:- Proposals for reduction of rate in Jayamahal Extension.

Adverting to Government Order No.L.7809-11/I.T.B. 11-52-26 dated 22-8-52 sanctioning the estimate for Rs. - - 8,81,000/- for the formation of Jayamahal Extension Scheme, I write to state that the anticipated realisations on account of sale of sites in that area at Rs.12/- per Sq.Yd, Rs.7/- per Sq.Yd. and Rs.15/- per Sq.Yd, in respect of level sites, non-level sites and shop sites respectively was Rs.11,99,000/-. The layout has been practically completed, but there is no demand for the sites in view of the high rates. Some of the allottees who had applied for sites have backed out on account heavy cost of the site.

2) Just to attract the willing buyers in that area the Scheme was once again examined if any reduction is possible in the rate without any loss to the Trust Board and it is foun that a reduction can be made in the rates and accordingly the subject was placed before the Board at its meeting held on 9-6-54 and after discussion in detail all its aspects, it was resolved by the Board:-

> "That the revised rates at Rs.9-8-0 per Sq.Yd. for level sites, Rs.5/- and Rs.2/- for non-level sites and Rs.12/- per Sq.Yd. for shop sites and Rs.5/- per Sq.Yd. for the area reserved for Public Buildings be approved"

3) By giving effect to these reduced rates the Board will not suffer any loss, but the margin of profit is reduced from 17% to 12% on the estimated cost.

P.T.O.

A copy of the statement showing the proposals for eduction in the rate, as worked out by the Engineer Officer of the Board is herewith enclosed for kind reference. Though this reduction is proposed in the rates, yet efforts are being made to sell the sites in public auction.

I request that approval of Government to the reduction of the rates as resolved by the Board be obtained and communicated early.

Yours faithfully,

(R. Madhavan)
Chairman.

Ksr

(3)

Statement showing the rates and areas of sites as per sanctioned estimate and as now proposed.

Sl No.	Particulars.	As in Sanctioned estimate. Area Sq.Yds.	Rate per Sq.Yd.	Cost.	As proposed now. Area Sq.Yds.	Rate per Sq.Yd.	Cost.	Remarks.
		Rs.	Rs.	Rs.				
1.	Level sites.	87,498/-	12/-	10,49,976/-	88,693	Rs.9/-	7,98,237/-	If a rate of Rs.9-8-0 per Sq.Yd. is assumed, the percentage of profit will be Rs.12/-. If Rs.10/-per Sq.Yd.is assumed, the profit will be 17%.
2.	Non-level sites.	16,400	7/-	1,14,800/-	17,148	Rs.5/-	85,740/-	
3.	-do-	8,933	3/-	26,799/-	Not formed.	Rs.2/-	17,866/-	
4.	Shop sites.	495	15/-	7,425/-	522	Rs.12/-	6,264/-	
5.	Area reserved for Public Buildings.	...	...	...	2,100	Rs.5/-	10,500/-	
				Rs.11,99,000/-			9,18,607/-	
						or say	9,19,000	
	As sanctioned.			Rs. 8,81,000/-	As executed.		8,59,000/-	
	Profit.			Rs.3,18,000			60,000/-	
	Percentage.			36			i.e., 7% nearly.	

Keeping the outlay at Rs.8,81,000/- and the Rate for level sites at Rs.9-8-0 per Sq.Yd. the total realisation will be Rs.9,62,954/- yielding a profit of Rs.81,954/- which works out to 9% return.

(Sd) G. Sampath,
Engineer Officer.

"Copy"

Chairman.

(4)

subject :— proposals for revision of rate in Tayamohal extension

2 copies L 6211 / 27-8-54

To,

The Chairman, C.I.T.B, Bangalore

Sir,

With reference to your letter No A3·PR·371/54-55 & 26-7-54 on the above subject, I am directed to request you to furnish information on the following points immediately.—

1) Whether all the works pertaining to the scheme have been executed to the completion and if so, what the total cost of the scheme is as for actual execution;

or 2) ~~If~~ Whether there is any likelihood of the cost of the underground drainage work and the water supply work being revised and if so, what may be the cost of these two works as against the estimated cost of Rs 92,000/- and Rs ~~14,000~~ 1,40,000 respectively, as finished in the scheme sanctioned already;

3) Whether the scheme would be a self-supporting one at the rates now proposed, even if the cost of water supply and underground drainage works is revised and if not, whether it is not desirable to fix up rates with reference to the actual cost involved to complete the scheme, so that it ~~could~~ would be a self-supporting one;

(5)

and 4) What is the actual amount as per actual execution ~~incurred towards Lagout charges~~ as against the provision of Rs 1,74,000 as per sanctioned scheme ~~and~~ as for actual execution ~~while~~.

Yours faithfully

ASTSE

Asstt Secy

S.30

857
25/8/54

(6)

L 6211

27 August 1954

The Chairman,
City Improvement Trust Board,
Bangalore

Subject:- Proposals for reduction of rate/in Jayamahal Extension of sites.

With reference to your letter No.A3.PR.371/54-55 dated the 26th July 1954 on the above subject, I am directed to request you to furnish information on the following points immediately:-

1) Whether all the works pertaining to the scheme have been executed to the completion and if so, what the total cost of the scheme is as per actual execution;

or 2) whether there is any likelihood of the cost of the underground drainage work and the water supply work being revised and if so, what may be the cost of these two works as against the estimated cost of Rs.92,000/- and Rs.1,40,000/- respectively, as provided in the scheme sanctioned already;

3) whether the scheme would be a self-supporting one at the rates now proposed, even if the cost of water supply and underground drainage works is revised and if not, whether it is not desirable to fix up rates with reference to the actual cost involved to complete the scheme, so that it could be a self-supporting one;

and 4) what is the actual amount as per actual execution, as against the provision of Rs.1,74,000/- as per sanctioned scheme.

Yours faithfully,

(V. Hanumanthappa)
Asst. Secretary to Government,
L.S.G. & Planning Departments.

LNS.2.25/8.

46/B

(7)

C. F. No. 63)

GOVERNMENT OF MYSORE

Tele gram / phone

No. A3:P.R.619/54-55
Xncls

OFFICE OF
the Chairman, City Improvement
Trust Board, Bangalore,
Date 7th December 1954.

10 DEC 1954

13 DEC 1954
6571
MUNICIPAL BRANCH

To

The Secretary to the Government of Mysore,
Local Self-Government and Planning Departments,
Bangalore.

Sir,

Subject:- Proposals for reduction of rate of sites in Jayamahal.

With reference to your letter No.L.6211 dated 27-8-'54 and further reminder No.L.10,000 dated 13-11-'54 regarding the above, I write to state as follows:-

1) Except for water supply all the other works Viz., acquisition, layout and Under-ground Drainage, have been completed and the cost of these three items as per execution comes to about Rs.6,76,300/- against the estimated provision of Rs.7,41,000/-

3) There is no excess under Under-ground Drainage item. On the other hand, there is considerable savings of nearly 32,000/-, the cost as per execution being about Rs.60,000/- against the estimated provision of Rs.92,000/-

4) For Water supply, the provision in the revised estimate is Rs.1,81,360/- as furnished by the Executive Engineer, Water Supply Division, against Rs.1,40,000/- provided in the original estimate. Whether the revised estimate provision is likely to be exceeded further after execution of work, will be ascertained from the Executive Engineer.

P.T.O.

(9)

Appendix F.G.—1]

SUBJECT..... Reduction of rate of sites in Tayamachal.

.....

.....

Diary No. of letter replied to.....

Mysore Government Secretariat

( )

the *195*

Date of issue.....

Signed by.....

List of enclosures.....

Copied by.....

Examined by.....

Section

File No.

Serial No.

No. L/12204

To 30-12-54

Dear Sir,

- With reference to your letter No A3. P.R. 619/54 & 8 $\frac{12}{54}$ on the above subject, I am desires to state that as per report made in your No A3. P.R. 371/54-55 & 26 $\frac{7}{54}$, the margin of profit as per revised rates, would work out to 12%. Whereas, it is now reported in your letter under reference, that the Scheme is worked out to yield 9% return it may kindly be clarified whether the statement made

WD 04859—GPB—40,000—22-1-54

Viz/ "yield about 90% return" would also mean profit and if so, whether it would not conflict with the one made formerly.

particulars may also be furnished under the following heads:-

(1) cost of acquisition ~~as per sanctioned scheme~~ ~~cost as per~~ B Serially appd actual execution ~~if any~~

(2) Underground drainage work —

(c) water supply work —

(d) Erection of houses.

~~Total~~ =

This would kindly be treated as extremely urgent & reply sent within a week.

Yours,

Sd/-

The Chairman, B.T.B.
(by name)

24/XII

L 12204 (11)

30-12-54

Dear Sir,

Subject: Reduction of rate of sites in Jayamahal

With reference to your letter No.A3.P.R.619/54 dated 8-12-1954 on the above subject, I am desired to state that as per report made in your letter No.A3.P.R.371/54-55 dated 26-7-1954, the margin of profit as per revised rates, would work out to 12%. Whereas, it is now reported in your letter under reference, that the scheme is worked out to yield 90% return. It may kidly be clarified whether the statement made made viz., "yield about 90% return" would also mean profit and if so, whether it would not conflict with the one made formerly.

Particulars may also be furnished under the following heads:-

	As sanctioned	As finally approved.
1. Cost of acquisition -		
2. Underground drainage work -		
3. Water Supply work -		
4. Formation of roads etc.,		

This may kindly be treated as extremely urgent and a reply sent within a week.

Yours sincerely,

28/12

Sri D.R.Channarudraiya, B.A., M.Sc.,
Chairman,
City Improvement Trust Board,
BANGALORE.

knr-2/24.12

(8)

, 5) As it is, the scheme is self-supporting with the revised rates proposed now. Even if there be a further excess not exceeding Rs.25,000/- under Water Supply, the Scheme will still be self supporting and is worked out to yield about 9% return.

* This is 9% – please see Chairman's letter dt 13-1-55 page 12 c)

The amount spent as per actual execution is Rs.1,41,300/- against the estimate provision of Rs.1,74,000/-.

Yours faithfully,

D.R. Chennarudraiya

(D.R.Chennarudraiya)
Chairman.

jk)

15 B

(12)

7625

C. F. No. 63)

GOVERNMENT OF MYSORE

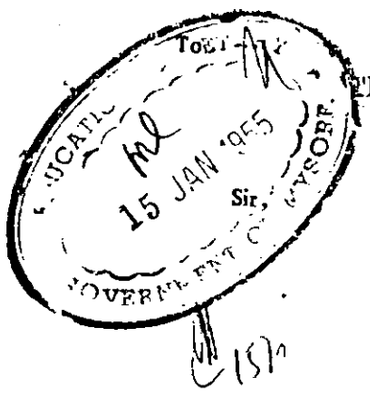
Telegram / phone

OFFICE OF
The Chairman, City Improvement
Trust Board, Bangalore.

No. A3.P.R.922/54-55-
Encls

Date 11th January 1955.

13



The Secretary to Government,
Education and Local Self Government Departments,
Bangalore.

Sir,

Subject:- Reduction in rates of sites in Jayamahal.

Adverting to D.O.letter No.L.12204 dated 30-12-54 received from the Assistant Secretary to Government, Municipal Branch, regarding the above, I write to state that the return of 90% mentioned in this Office letter No.A3.P.R.619/54 dated 8-12-54 is a typing error and it is 9% only. This error is regretted.

*Page 7

The following particulars are also furnished as called for:-

	As Sanctioned.	As finally approved.
1. Cost of Acquisition	Rs.4,75,000/-	Rs.4,75,000/-
2. Underground drainage.	92,000/-	60,000/-
3. Water Supply.	1,40,000/- (Revised Rs.1,81,360/-)	Work not yet executed.
4. Formation Roads etc.	1,74,000/-	1,41,300/-

Yours faithfully,

D.R. Chennarudraiya

(D.R. Chennarudraiya)
Chairman.
12/1/55

Sr. Sanctions — Revised cost

4,75,000 — 4,75,000

92,000 — 60,000

(3) 1,40,000 — 1,81,360 (revised)

(4) 1,74,000 — 1,41,300

Rs 8,81,000 — 8,57,660

M. G S. App. F. G. 3]

MYSORE GOVERNMENT

SECRETARIAT.

(*Continuation sheet draft form*).

Extended urgent

(13)

Re:- Reduction in rates of sites in Jayamahal

L 15226 / 19-3-55

To,

The Chairman, C.I.T.B,

Bangalore

Sir,

With reference to correspondence ending with your letter No. A3. P.R. 922/54-55 dt 13-1-55 on the above subject, I am directed to state that as seen from your letter dt 11/26-7-54, the ~~Board~~ C.I.T.B. have resolved to fix ~~Rs~~ Rs 9-8-0 per sq yd for level sites, whereas under the column "As proposed now" in the statement enclosed with the said letter, ~~the Board~~ a rate of Rs 9/- per sq yd is specified for level sites.

I am therefore to request you to clarify

WD 04860—GPB—40,000—22-1-54

(14)

~~Whe the Rs. a~~

Which rate – Rs 9-8-0 & Rs 9/- per sq yard –
has been ~~f~~ decided to be
fixed by the Board for level
sites. A reply may kindly be
sent immediately.

9.7.
1913
Asstt Sy

(15)

C. F. No. 45]

GOVERNMENT OF MYSORE

Telegram / phone

OFFICE OF 513 30 APR 1955

The Chairman, City Improvement Trust Board, Bangalore.

No. D 966
Encls.

Date 15th April 1955.

To

The Secretary to Government,
Education and Local Self Government Departments,
Bangalore.

GTB. 11 55 16 21

18 APR 1955

Sir,

SrMA 19/4

Re: Reduction in rates of sites in Jayamahal.

With reference to your letter No.L.15226 dated the 19th March 1955 and subsequent D.O.letter No.15623 dated the 31st March 1955, regarding the above, I write to inform you that Rs.9-8-0 per Sq.Yd. is the rate fixed by the Board and the same will be adopted in respect of all sites to be sold in the area. The statement got up with the rate of Rs.9/-, 9-8-0 and 10/- per Sq.Yd. is only to - - show the different percentages of profit.

In the circumstances the rate of Rs.9-8-0 fixed by the Board for level sites may be accepted as the correct rate.

Yours faithfully,

D.R. Chennarudraiya

(D.R.Chennarudraiya)
Chairman.

19/4

M. G. S. App. F VI—G. 2]

(16)

SUBJECT.....

.....

.....

Diary No. of letter replied to.....

Section I & B.

Serial No. 11. 55

File No. 27

Mysore Government Secretariat

( )

the 195 .

5 evg

Proceedings of the Government of Mysore.

Date of issue.....195 .

E. /-

Signed by.....

Read—

- ಸ್ಥ NTL 7809-11/I.T.B 11-5L-26
- & 22-8-1952 directing
- among other things, that
- the sites formed by the
- Order thereon.—No. C.I.T.B, Bangalore,
- in the Jayamahal
- extension be sold at the
- following rates:—
- (a) Level sites at Rs 12/- per sq yard
- (b) Non-level sites at Rs 7/- do
- (c) Shop sites at Rs 15/- do
- 2) correspondence ending
- with letter No. ~~A.3.pf.9124~~/52 D. 966

May this be—

(i) printed?
(ii) treated as a Standing Order?
(iii) published in the Gazette, English Part?
(iv) translated?
(v) placed at the disposal of the Press?
(vi) published in the Gazette, Kannada Part?

(17)

16-4-55

~~D.O. No. 11/13 dated 1-4-1955~~ from the Chairman,
C.P.W.D., Bangalore, reporting in
the circumstances stated, sanction
revise rates
to ~~fix~~ the ~~rates~~ for disposal of
sites in the Jayamahal extension,
as noted below and stating that ~~at the rates~~,
the scheme will result in a profit of 9% according to the revised rates:-

(a) Level sites — Rs 9-~~8~~12 per sq yard

(b) Semi-level sites — Rs 5 and Rs 2/- per sq yard

(c) Slope sites — Rs 12/- per sq yard

(d) Area reserved for public buildings — Rs 5/- per sq yard

Govt WL 1302-3 *List of Enclosures*

4-5-55

The proposal to revise the rates
for the disposal of sites in
the Jayamahal extension,
as noted above, is approved

27.4.55

Secy

27/4

To, The Chairman,
C.P.W.D., Bangalore. *Copied by*

The Controller, S.A.D. *Examined by*

WD 04862—GPB—20,000—12-2-54

(18)

PROCEEDINGS OF THE GOVERNMENT OF MYSORE.

R E A D:-

Government Order No.L.7809-11/I.T.B.11-52-26 dated 22-8-1952, directing among other things, that the sites formed by the City Improvement Trust Board, Bangalore, in the Jayamahal extension be sold at the following rates:-

(a) Level sites at Rs. 12/- per square yard.

(b) Non-level sites at Rs. 7/- -do-

(c) Shop sites at Rs. 15/- -do-

2. Correspondence ending with letter No. ~~A3.P.L.322/54-55~~ D.966 dated ~~14/13-4-1955~~ 16-4-1955, from the Chairman, City Improvement Trust Board, Bangalore, requesting in the circumstances stated, sanction to revise the rates for disposal of sites in the Jayamahal Extension, as noted below and stating that the scheme will result in a profit of 9% according to the revised rates:-

(a) Level sites - Rs. 9-8-0 per square yard.

(b) Non-level sites - Rs. 5/- and 2/- -do-

(c) Shop sites - Rs. 12/- -do-

(d) Area Reserved for public buildings. - Rs. 5/- -do-

***

ORDER NO. L. 1352-3 / ITB 11-55-27

DATED, BANGALORE, THE 4th MAY 1955.

The proposal to revise the rates for the disposal of sites in the Jayamahal Extension, as noted above, is approved.

(V.Hanumanthappa)
For Secretary to Government,
Education & M.S.G.Departments.

To

The Chairman, City Improvement Trust Board, Bangalore.
The Controller, State Accounts Department, Bangalore.

HGM.5/3-5.